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RELOCATION

Relocation Appeals Board Report

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RELOCATION APPEALS BOARD

PROGRESS REPORT

May 1, 1968

RELOCATION APPEALS BOARD

The following members of the Advisory Committee on Community Services have been appointed to serve on the Relocation Appeals Board.

Percy H. Steele, Jr., Chairman
Executive Director
Bay Area Urban League, Inc.

Captain Stanley F. Davey
Director
Salvation Army Harbor Light and James Hotel for Men


Pastor Ross F. Hidy
St. Marks Lutheran Church

Ed Moriguchi
Past President
Japanese American Citizens League
San Francisco Chapter

Robert Stevens
Past President
Greater Mission Citizens Council

Morris Watson, Retired
Former Editor of the Dispatcher, ILWU

There is one vacancy remaining on the Board due to a former member's move out of San Francisco.



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May 6, 1968

Honorable Joseph L. Alioto
Mayor of San Francisco
City Hall
San Francisco, California

Dear Mr. Mayor:

The following is a progress report of the Relocations Appeals Board which we hope you will find timely and helpful.

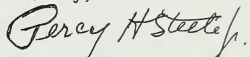
The members of the Board, concerned over lack of complaints, volunteered to visit some of the families and individuals who have moved from renewal areas.

We had planned to visit 75 or 100 relocatees but discovered this was an impossible assignment for persons employed full time. It was often necessary to make five or more calls before finding the head of the household at home.

However, the 30 visits we were able to make did bring us closer to the many problems involved in relocation, both from the standpoint of the resident and the San Francisco Redevelopment Agency.

Although there may be other problems that did not come to our attention, we believe our experience and conclusions will be of benefit to you as you move ahead to establish an official Relocations Appeals Board.

Sincerely,

A handwritten signature in dark ink, reading "Percy H. Steele, Jr." with a stylized flourish at the end.

Percy H. Steele, Jr., A.C.S.W.
Chairman
Relocation Appeals Board

The Relocation Appeals Board submits the following report on its activities for the period of March 15, 1967 to May 1, 1968 to:

Honorable Joseph L. Alioto, Mayor of San Francisco
Honorable Members of the Board of Supervisors
Advisory Committee on Community Services

BACKGROUND

The Board, believed to be the first of its kind in the nation, was established on March 14, 1967 by the Advisory Committee on Community Services to the San Francisco Redevelopment Agency in response to a request from the Board of Supervisors. The Advisory Committee, a 50-man forum of public and professional opinion on problems of health, welfare, housing, education and intergroup relations, as related to rehousing of residents from urban renewal areas, was formed in January 1964. It included persons with widely different views on urban renewal.

PLANNING PROCEDURES

The Advisory Committee, with staff assistance provided by the Redevelopment Agency, spent many months prior to the selection of the Board, in developing procedures. It was a difficult assignment since there was no comparable Board in the country, but the Committee conferred with a number of key agencies to enlist their advice. These included:

San Francisco Human Rights Commission
California State Fair Employment Practice Commission
American Civil Liberties Union
San Francisco Police Department Director of Community Relations Division
Housing Appeals Board

In addition to personal conferences, letters were sent to thirteen Human Rights Commissions in other cities said to have established Appeals Boards. It developed that none of the Commissions had Appeals Boards at that time.

The Committee and its subcommittees spent many hours discussing the role of the Appeals Board and finally in January 1967 procedures were adopted (by Executive Committee). It was recognized that the procedures must be flexible so that they could be revised periodically on the basis of actual experience.

See Appendix A - Procedures

MEMBERSHIP

In the fall of 1967 the Advisory Committee nominated from its ranks a list of persons to be considered for the seven member Board and delegated the Executive Committee to make the final selection. They made a special effort to nominate persons of wide background and perspective and persons of integrity who would inspire confidence and persons who had not been proponents of urban renewal.

In March 1967 the Executive Committee of the Advisory Committee announced the appointment of the Board.

See Appendix B - Original Membership

Early in October, on the eve of the Western Addition Community Organization hearing before the Board of Supervisors, two members resigned. One gave as his reason the fact that despite widespread opposition to Agency plans among many residents of affected neighborhoods, no residents' grievances had been serviced because none had been filed. He concluded that this was a clear

indication the Appeals Board was either not trusted and/or its services have not been effectively communicated to residents. He added that he was convinced that the Appeals Board, however commendable in theory, could serve no useful purpose until the Agency was committed to a policy of on-site relocation before dislocation. The second resignation was based on a "growing conviction that the Appeals Board was at best an irrelevant body, and at worst another instrument which provides the facade of meeting a social problem while ignoring the basic problem itself".

The resignations received widespread publicity, although the creation of the Board had received no notice in the local press.

The remaining members of the Board, after discussing the resignations, decided that the absence of complaints at that early stage of the Board's existence, was not a legitimate reason for resigning and resolved that the Board did indeed have an effective role to play. The vacancies were filled from a list of persons previously nominated.

A third member of the Board resigned when he was called into the Armed Services and a fourth member of the Board resigned when she found she could not give the time required. One vacancy remains to be filled.

Activities during the first months were confined to orientation in preparation for the challenging assignment ahead. Orientation included:

1. Provision of kits of pertinent materials on urban renewal:
 - a. California Community Redevelopment Law, Part I, Division 24
 - b. Housing Act of 1966
 - c. Relocation Program for Western Addition A-2
 - d. Relocation Program for Yerba Buena Center
 - e. Informational brochures for residents advising them of their rights, including right of appeal
 - f. Meeting with Chief Property Conservation Division

2. Orientation workshops:

- a. Meetings with Redevelopment Agency administrative staff (Executive Director, Deputy Director, Director Planning and Architecture, Chief Community Services Division, Chief Rehabilitation)
- b. Tours of urban renewal areas
- c. Meeting at Western Addition A-2 site office with key staff
- d. Meeting at Yerba Buena Center site office with key staff

3. Public Information:

The Board, concerned over lack of publicity regarding the right of Appeals sent letters to twenty-five key organizations offering to appear before them and make a presentation. Subsequently, in response to requests, the Chairman met with a number of community groups including WACO, Human Rights Commission and the Western Addition District Council.

INVESTIGATIONS

I. IRWIN HOTEL

On February 28, 1967 a front page story appeared in the Chronicle regarding alleged "inhumane treatment" of residents of the Irwin Hotel and referring to a specific complaint of a resident who had allegedly sought the aid of the San Francisco Neighborhood Legal Assistance Foundation.

Investigation of Complaint

Since there was no formal complaint filed, the Relocation Appeals Board did not make an investigation. However, following the newspaper story, the Redevelopment Agency visited the resident and requested that he file a complaint with the Relocation Appeals Board. He refused, stating that he had been approached by an attorney, had made no complaint, and was embarrassed by the subsequent publicity. What followed was an informal hearing by the Housing subcommittee of the Advisory Committee, which included a member of the Appeals Board. The Neighborhood Legal Assistance Foundation's representative, appearing before the Housing committee, raised the following questions:

1. Why were the 110 persons being forced to vacate when a pending lawsuit would postpone the conveyance of the parcel needed to develop the adjacent area?
2. Why were the residents given 30-day notices instead of the required 90-day notices?
3. Why could the Agency not account for 25 percent of the residents who moved from the Irwin Hotel?
4. Why was the Agency only paying a \$5.00 relocation payment to the residents?

The Redevelopment Agency's Response:

1. The Agency had been committed to developing the site for some time and early demolition would have economic advantages for the City. At the time the decision was made to close the hotel, the probability of a negotiated settlement was high.
2. The offer for the Irwin Hotel was accepted April 1 but escrow did not close until July 3, 1967. Residents were contacted personally prior to sending notices. The Agency, on the basis of personal interviews, believed the relocation could be accomplished within 30 days without causing any hardship to residents. The residents had been interviewed by Agency staff 60 days prior to the closing date and the 30-day written notice was a follow-up to the personal calls.
3. Only 14 of the 110 residents had not been traced but there was always some difficulty in accounting for residents who refuse Agency help.
4. The payments to residents are determined by Federal regulation. Five persons at the Irwin Hotel received the full \$500 payment. The Agency also paid moving expenses but single persons in furnished rooms are allowed a maximum of \$5.00 unless they have additional furniture, personal belongings, etc.

The representative from the Neighborhood Legal Assistance Foundation, at the time of his meeting with the Housing Committee, admitted that the resident at the Irwin Hotel had not contacted him as he stated in his letter to the Board of Supervisors but he (Stafford Smith) had gone to the hotel to see this particular resident on the suggestion of the owner who had brought suit against the Agency.

Both the Housing Committee and the Committee of Health and Welfare Agencies Serving South of Market, which serves as an advisory committee to the Yerba Buena Center project agreed as follows:

1. The Redevelopment Agency was in error in giving a 30-day written notice rather than a 90 -day notice.
2. The Agency had not been negligent in offering services to the residents of the Irwin Hotel.

Attached are copies of correspondence relating to this case, Appendix C

II. EVANS HOTEL

There was no complaint filed by a resident of the Evans Hotel. However, the Relocation Appeals Board decided to hold a meeting in the lobby upon learning that residents had received a written 90 -day notice to vacate.

On December 7, five members of the six member Relocation Appeals Board met at the Evans Hotel. The residents had been notified in advance but only three accepted the invitation to meet with the Board.

- (a) One, a 68-year old woman, was unhappy because on her own she had found an apartment, had not paid a deposit, and later learned it had been rented to someone else. The lady urged the Board to compel the manager to rent

that particular apartment to her. Even though the request was unusual, one member of the Board, who happened to know the agent for the building, offered to make a personal appeal to the manager, which was unsuccessful.

Note: Mrs. S. was subsequently housed in private housing through an Agency referral. The Agency paid her a relocation adjustment payment of \$500 and moving expenses of \$101.62.

- (b) Another resident, Mrs. K., was employed as a desk clerk at the hotel and was concerned about losing her job. She had two small children. Her total income was \$264 a month. She occasionally did practical nursing and tailoring.

Note: Mrs. K. found private housing through an Agency referral. She was paid a \$500 relocation adjustment payment and moving expenses of \$113.31. She had not found employment as of April 29 and had written to the Board of Supervisors to complain that the Agency had not found her employment. Agency staff continued to work with Mrs. K. and provided counseling service and referrals to appropriate agencies.

- (c) Mrs. H----, a resident of the Evans Hotel, was 67 years of age with an income of \$177 a month from Old Age assistance and general assistance. She had severe physical problems and was unable to read or write. It was difficult for her to understand rules and regulations.

Note: Through a priority Mrs. H. was able to move into Section 23 Public Housing at a rent of \$55.00 per month. Agency paid her moving expenses of \$40.00. Since she had lived at the Hotel for 20 years it was difficult for her to move.

In February a member of the Relocations Appeals Board made a follow-up call at the Evans Hotel. Following is his report:

"I visited the Evans Hotel when it was about to close and talked with the manager. I questioned him regarding the relocation services and found that he was perfectly satisfied with the arrangements and the procedure followed by the Redevelopment Agency. The tenants had been satisfactorily taken care of and the only people who felt any hardship or difficulty were the hotel staff who would have to find other jobs. He himself had plans of his own for a retirement to the countryside where he was going to build a home and reside there."

III. INVESTIGATION

On October 9, 1967, at a Board of Supervisors Hearing, scheduled in response to a demand from the Western Addition Community Organization, the manager of a building owned by the Redevelopment Agency claimed that the property could be rehabilitated by the Agency but that he and the tenants were being forced to move.

The Redevelopment Agency subsequently invited the Relocation Appeals Board to investigate this case.

Following is the report of a member of the Appeals Board who made a follow-up investigation on the property on X----- Street in the Western Addition A-2 where the manager had charged that the Redevelopment Agency could and should rehabilitate the building:

February 15, 1968

"On August 7, 1967, the Redevelopment Agency acquired the building of flats located at X----- in the Western Addition. Despite the fact that a recommendation was made by an Agency staff member on September 19, 1967 that the tenants be given a priority for relocation, the building is still there.

"I have inspected the property. Though my opinion is lay, I more than agree with the Agency staff that the Fire and Health Departments of the City and County of San Francisco have been lax in permitting occupancy of this building to continue. The place has the acrid and sickening smell of decay; worst in my experience since I was barracked in a stable in France in 1917. I could find but one fire escape, and that in an apartment occupied by a lady who was refusing to pay her rent because the Agency had not provided a new padlock for her door, or so she said.

"There exists a voluminous body of memoranda within the Agency relative to this property. I will summarize it as follows: A young couple who are students at San Francisco State College were managing the building when it was acquired by the Agency and the Agency continued to employ them. They receive free rent and \$80.00 per month compensation. I am convinced the Agency staff is telling the truth when they report the couple has agitated the tenants into refusing to be moved.

"At the time another Board member and I interviewed the husband of this couple (the wife kept silent), he freely admitted that the job of managing was important to him and his wife since it enabled them to attend college. e is a member of WACO, he told us and insisted the building could be rehabilitated. He asserted that tenants were kept in turmoil because of the fear of eviction notices hanging over their heads.

"Lately the building has been reportedly subjected to police narcotic raids. Recent complaints concern illegal occupancy with the alleged knowledge of the managers. The complainants fear that if their names are revealed there will be retaliation. I have pursued all the Agency confidential memoranda on this case, including the inspection reports on the building.

"There obviously exists serious conflict between Agency staff and the building managers and this should be resolved without delay. A disastrous fire is all too possible. The illegal tenancy is apparently out of control. I personally would be afraid to stay one night in the building."

Note: This report was presented to the Relocation Appeals Board on February 28 and they recommended that the Agency proceed to have the building vacated. Subsequently, the Agency gave the manager a 30 -day vacate notice. As of April 26 eight residents continued to occupy the building and the Agency was working with them to assist in finding housing.

IV. VISITS TO FAMILIES AND INDIVIDUALS

Between February 1 and May 1, Board members visited a small number of families and individuals who had relocated either voluntarily or with Agency assistance. They desired to secure more factual firsthand information on the process, effectiveness, and unstated dissatisfactions.

Following are reports from members of the Relocation Appeals Board:

1. "Mrs. B----. is very happy with the new home located at --- California Street. The new home is much nicer and the neighborhood is very quiet. She formerly had five rooms and paid \$110.00 a month. Mrs. B. now has seven rooms, paying \$114.00. She and Mr. B. have 3 children and a niece living with them. The staff of the Redevelopment Agency has been very, very nice. The only complaint

she had was that her arthritis made it very difficult to go up and down a flight of stairs to open the front door. She wished that a door opener could be put in at the top of the stairs. Since she was living in Section 23 Public Housing, I informed her that she should speak to them to see if anything can be done."

NOTE: Mrs. B. was not eligible for a relocation adjustment payment because she was eligible for and secured public housing. The Redevelopment Agency paid moving expenses of \$110.00. Her income from Aid to Dependent Children and pension is \$524.00. Agency staff took Mrs. B. to the Housing Authority to complete her application, later to see the Section 23 housing unit and again to sign the rental contract and pick up her keys.

2. "Mrs. H----. just loves the area of her new home at --- Sacramento Street. It is not as noisy as her old home located on Eddy near Divisadero. Mrs. H., her mother and granddaughter now have a seven room flat paying \$150.00 a month and utilities. Previously she was paying \$75.00, and no utilities per month.

"Mrs. --- of the Redevelopment Agency was very nice to her. But Mrs. H. feels Redevelopment Agency is not much help in finding new housing. She found her current place through a real estate office. Housing shown by Redevelopment Agency is not much better, but higher rent. It was difficult to see housing since neither she nor Mrs. --- (of the Redevelopment Agency) had a car. There was a case where the landlord wouldn't let her have the key to see housing when they saw her. (Mrs. H. is a Negro.) Mrs. H. feels that the Agency should build to provide housing before relocating. New housing should have some beauty in design. Eleven floors of building with unattended elevators where women have been raped is ridiculous. Rent ceiling should be considered, but not rent supplement. Housing should be built so that the occupants can afford to pay for it."

NOTE. Mrs. H. was self-relocated. Her income was given as \$455 a month from private employment, Old Age assistance and Social Security. The unit she selected proved inadequate and the Agency made a number of calls to the real estate agents regarding necessary repairs. She was not eligible for a relocation adjustment payment because her income was too high. Moving expenses were paid in the amount of \$181.50. Records show that Agency staff did take Mrs. H. to look at private housing on several occasions.

3. "Mr. A----., --- Sixth Street (--- Hotel). Failed in two attempts to see him. Hotel locked and no response to bell on first attempt. Managed to get in next day. After conference of other tenants (landlord was out) was able to locate A.'s apartment on third floor walk-up. All tenants seem to be known to each other by first name only. A's room-mate was home, but was uncommunicative. Other commitments prevented my returning. Hotel is rundown. Rooms are tiny. Halls are narrow with worn out rugs. No elevator."

NOTE: Mr. A. is self-relocated, moving from one hotel to another operated by the same manager. He was paid \$5.00 moving costs. New housing is substandard and Agency offered to assist him to find standard housing but he has refused further assistance. Prior to his move he took advantage of the counseling service at New Start Center and also had a chest X-ray at the Center. He is 30 years old and not eligible for a Relocation Adjustment payment.

4. "Mr. M---, --- Rose Street (Negro). Moved from --- Shipley Street in mid-November. Former rent \$60.00, present rent \$125.00. Mr. M. is a retired Muni Railroad man, lives with two other unrelated adults. Former place had four rooms and one bath. New place has five rooms and bath. Says he has no kick' about Agency treatment, thinks his present landlord 'could fix this place better for what we are paying', but emphasizes that he doesn't hold the Agency at fault."

NOTE: Mr. M. was self-relocated. He is 69 years of age. He formerly paid \$60.00 a month and the rent in the new location is \$125 but shared by the three adults. Moving expenses in the amount of \$113.50 were paid by the Agency.

5. "Mr. A---, --- Harrison Street. Relocated in September 1967, from Yerba Buena Hotel, 205 Third Street, where he lived in one room and shared bath. Mr. A. is a single man on ATD at age 43. He was a cook on Third Street until a spine condition, developing in March 1967, led to three operations. After his doctors told him it was dangerous for him to live alone, he was invited by a former fellow cook to share the apartment on Harrison Street. Each has his private room and they share bath and kitchen. A's former rent was \$40 a month. He now pays \$55.00. He says the Agency gave him every accommodation possible. 'They were just fine.' Mr. A. is Caucasian, his partner Negro."

NOTE: Mr. A. is self-relocated and moving expenses of \$5.00 were paid by Agency. He formerly paid \$40 a month and now pays \$55.00 for a room in a private home. He received a total of \$162.00 a month from Aid to Totally Disabled but grant has been adjusted to cover higher rent since ATD cases are permitted a rent allowance up to \$62.00. Age 43 and therefore not eligible for relocation adjustment payment.

6. "Mrs. and Mrs. J---, Pierce Street. Relocated in February from --- Laguna Street. Negro couple, husband a janitor. Formerly paid \$70.00 for room with in-a-door bed and kitchen, bath 'down hall'. Now has three rooms with private bath for \$85.00. Like it fine. Appreciate Agency help in finding place. 'It's nice and quiet here.'"

NOTE: Moving expenses in amount of \$32.00 paid by Agency. Couple not eligible for relocation adjustment payment because income is too high. Mr. J. is employed in private industry at \$420.00 per month.

7. " --- H., --- Belgrave Avenue. Unable to find her home. Neighborhood is plush with landscaping and terracing. Don't know if she has just a room in new place. If she has whole house (Which I would appraise as in the neighborhood of \$75,000 or more) I can't imagine her as being removed from A-2."

NOTE: Mrs. H. moved into the home of her employer, a physician, where she earns \$200.00 a month as a live-in maid. Mrs. H. left without notifying the Agency and owing \$50.00 rent. She claims she paid the rent to a fellow tenant but he did not turn it in to the Agency. She was allowed \$52.00 moving expenses but received only \$2.00 because of the rent due.

8. " --- C., --- Lakeview. Relocated December 18 from --- Golden Gate Avenue. Negro couple, husband a Muni bus driver. Nine children ranging in age from seven to 18 years. Paid \$75.00 rent for four bedrooms and one bath on Golden Gate, now pay \$225.00 for four bedrooms, living room, kitchen, dining area and three baths on Lakeview. Place new, neat and clean. Found new place on their own and are well satisfied, especially with the three bathrooms. When I told Mrs. C. that I was pleased to find her home, she replied: 'Where else would I be with nine kids?'"

NOTE: Family self-relocated. Income too high for relocation adjustment payment. Mr. C. earns \$600.00 a month. He was also the proprietor and operator of a washing machine repair shop in the basement of his garage. He netted \$709.66 in 1966. The Agency paid him a \$2500.00 Small Business Displacement payment.

9. "I visited Mrs. G. on March 16, 1968. Although she did not recall having received advance notification of such a visit, she was friendly and cooperative. She is a Negro woman of about 35, with four children ranging from six to 16 years of age.

"Her new quarters, which she found herself without help from the Redevelopment Agency, are in the South-of-Market area, on a narrow, quiet street surrounded by warehouses and wholesale commercial businesses. The apartment was snug, newly-painted and warm. It consisted of four small rooms strung together so that there was separate access to only two of them, and beds for the family filled all available spaces. Although the apartment was obviously too small for the number of occupants, Mrs. G. was pleased that it was warm and in good shape.

"Rent was \$80.00 a month, the same as she had paid in her former location on Bourbin Street in the Western Addition for a larger place. The Bourbin Street apartment was in a house owned by the Redevelopment Agency for the last year before she was forced to move, in December 1967. Mrs. G. said that it had been in a very bad shape, with serious leaks and malfunctioning of equipment. Her new place is at least warm and decent.

"Mrs. G. had no animosity to the Redevelopment Agency, but did not seem to feel she had been given much help in moving. She had been offered, by the worker, space in a Housing Project at Hunters Point, but she was not at all

interested in living in a Project. I did tell her about the priority she was supposed to have in moving back to moderate-price housing in the Western Addition. She was very interested and apparently did not know about this although she showed me a letter from a Western Addition Group which indicated that she had such priority. I do not believe that Mrs. G. reads very well. I promised to try to get further information to her about the possibility of buying into a moderate priced cooperative."

NOTE: Mrs. G. employed at a laundry. She reported she earned \$304.00 a month. She moved on her own without advising the Agency, owing \$210.00 back rent. She had lived in the previous place for 12 years. Agency staff tried to persuade her to make application for public housing in order to be eligible for a relocation adjustment payment. She registered but did not complete the application. Agency records show that the Agency mailed her a "Certificate of Preference" on October 3, 1967.

"Certificate of Preference" - Appendix D

10. "Mrs. --- L. was satisfied with the house on the inside and seemed to be pleased to show how well it was kept. It was clean and attractive inside. However, Mrs. L. did not really like living in this neighborhood. This was the first house shown and she took it because she was anxious to move from Perry Street (where she had lived for five years) because an old lady who lived at the old address had died. She wished she could have a choice of housing because the neighborhood was unattractive. There was in fact a pool of foul smelling water outside her door and a three-corner depression in the gutter. The outside appearance was ill kept and dirty. Mrs. L. does not feel she wants to live there always; neighborhood people are rough and she said she was often afraid to go out of her home and leave it vacant because she might have things taken from her home and people were picking on her. She did not think it was the place to raise her children and she feels that her standards are superior to those of her neighbors. She has been there since June 1967."

NOTE: Mrs. L. is in public housing and has four bedrooms. Her former rent was \$110.00 and now she pays \$72.00 per month. Agency staff worked with her and encouraged her to pay back rent to Housing Authority on a previous balance so she could move in to a four bedroom unit at a modest rent. Agency allowed moving expenses in the amount of \$112.00, but \$41.00 was deducted from this for rent due. She received \$71.00. Mrs. L. has seven children, and her income is \$380.00 a month, Aid to Dependent Children.

11. "Mr. and Mrs. --- P. moved to --- 26th Street on May 1 with their five children. They were quite comfortable in their home which was cheerful and satisfactory to them. They were happy about the moving arrangements and felt that everything possible had been done to assist in their relocation. This public housing project looked much better than one I visited previously and the intervals of ground between blocks of houses were attractively landscaped. There was a little dissatisfaction with the neighbors but this can arise in a number of locations where people interact."

NOTE: This couple have five children and rent was formerly \$110.00 and is now \$72.00 per month. Agency paid moving expenses of \$100.91. They were not eligible for a relocation adjustment payment because of moving into public housing.

The following report from a member of the Board opens with the following statement:

"In every case I politely cross-examined in an effort to get some kind of complaint voiced. In every case I failed."

12. "Mrs. S., a mother of two small children, moved from McAllister to Golden Gate in October. Although she suffered loss of advantages of being manager at the former address, she was well pleased with the 'much better' apartment at \$60.00 a month, which she said was cheaper than other places around her."

NOTE: Mrs. S. relocated in Section 23 Public Housing because of relocation priority. She was therefore not eligible for a relocation adjustment payment. Her moving expenses of \$185.00 were paid by the Agency. She had previously earned her rent of \$65.00 by managing the building and received \$45.00 from Aid to Families with Dependent Children. Social work staff worked with Department of Social Services staff and grant was raised to \$172.00 and Department of Social Services assisted with furniture.

13. "Mrs. --- C. moved from Bourbin Street to 32nd Avenue on last January 29 with her young daughter who appeared to be 12 or 14. Mrs. C. was not at home but the daughter said they were very pleased with their new place and had no inconvenience in moving."

NOTE: Mrs. C. reported she earned \$438.00 a month. However, she also told Agency staff she could afford rent up to \$147.00 and that she owned property down the Peninsula. She was not eligible for a relocation adjustment payment but Agency paid moving expenses of \$185.50.

14. "Mrs. --- S. moved last June from --- Eddy Street with her husband, five children and a granddaughter to --- Sutter Street, said they were very pleased and received much assistance from the Agency. They are, however, planning to move again in April to get away from the three flight walkup. This seemed no complaint against the Agency, for she emphasized that --- Sutter was so much better than their previous place."

NOTE: Mr. S.'s income is \$400.00 a month, private employment. His rent went from \$155.00 (gross) to \$157.00. Moving expenses of \$131.63 were paid by the Agency and he received a relocation adjustment payment of \$500.00 but \$67.50 was deducted for rent owed the Agency so he received \$432.50. The Agency social work staff referred the children to Westside Health Center, Mt. Zion Pediatric Clinic and University of California Hospital for health care.

15. " --- E., an elderly woman, moved from --- Sutter Street to --- Fell Street, was so satisfied with her move that she insisted upon my seeing a copy of a two year lease she had signed at \$60.00 a month. Her only complaint was that she was going to have to ask the landlord to touch up some paint damaged by a recent earthquake. She was moved last September."

NOTE: Mrs. E. was referred to public housing Section 23 where she had a priority because of relocation. Her moving expenses of \$96.75 were paid by the Agency. Agency social work staff made special arrangements with the Department of

Social Services to obtain the Section 23 housing. Mrs. E.'s rent had been \$60.00 and is now \$55.00. Agency social work staff made referral to appropriate agency for help regarding her delinquent daughter. She is receiving Aid to Totally Disabled in the amount of \$131.50.

16. "Mrs. --- W. moved with husband and daughter from --- Farren Street on January 6 to --- Fell Street, was so proud of her new apartment that she insisted upon taking me on a tour of it. It was a nice apartment and I shall take her word for the comparison with the old. Her husband is a seaman in the stewards department."

NOTE: The Agency assisted the W. Family in finding private housing. Their former rent was \$75.00 and the rent at the new location is \$112.50 a month. Mr. W.'s income is \$645.00 a month. The Agency allowed a moving claim of \$87.00, but \$80.00 was due on back rent so they received \$7.00.

17. "Mrs. --- R., a mother with two sons and three daughters, moved from --- Ellis Street to --- Sutter Street, was very happy with her 'cheaper rent and better place.' She was most delighted that her housing project had a nursery and a playground. Incidentally, I was impressed with the cleanliness of the project, which indicated to me a community pride and spirit."

NOTE: Mrs. W.'s income is \$300.00 Aid to Dependent Children. She was relocated in public housing because of relocation priority and rent now \$67.00 in comparison to \$110.00 she paid for private housing.

18. "Mr. and Mrs. --- R., an elderly couple, moved last November from --- Scott Street to --- Broderick Street. I interviewed Mrs. R. She said the rain leaked upon her bed in the old place. She declared happiness with the new place."

NOTE: "The picture presented by this report may raise doubt as to whether the list was random selected or selected by design to produce this picture. I have not questioned anybody in the Agency about it. The Board may want to do so. However, in the several instances that I have come into contact with the relocations workers I have acquired the feeling that they are dedicated people resolved to carry out the laws governing redevelopment with the least possible pain to the dislocated people."

19. "Recently I requested and was granted permission to select from the files of the A-2 site office, several names of relocated persons.

"I selected these at random and called upon them with the following results:

"Mrs. B. is a Caucasian woman with two small children. She is in the process of obtaining a divorce and is living on welfare and AFDC.

"Her rent was \$70.00 per month at her old place, plus what she had to pay for gas and electricity. Her present rent is \$125.00 including utilities. She had two rooms on Laguna Street and now has four rooms.

"She said she was well satisfied and was courteously treated by the Agency."

NOTE: Mrs. B. is self-relocated. She did not complete the application for public housing so is not eligible for a relocation adjustment payment. Mrs. B. moved out on February 9 and left the youngsters with a baby sitter for two weeks and no one knew her whereabouts. Finally Agency staff traced her to the Pine Street address after finding her at Pier 33 where she said she was working temporarily. She was asked how she could afford \$125.00 rent out of her AFDC grant of \$172.00 but she was evasive. She owes the Agency \$243.06 in back rent so the moving claim of \$82.00 will be applied on back rent.

20. "Mr. --- P., --- 8th Avenue, relocated March 27, 1968, from --- McAllister Street. Mr. P., of Latin extraction, is a teacher of English and Mathematics under the Federal program. His McAllister apartment, for which he paid \$50.00 a month consisted of two bedrooms, a combination kitchen and living room and a shared bath down the hall. His new place, for which he pays \$155.00 a month, has two bedrooms, bath, kitchen, dining room and living room with fireplace. He had long been seeking a better place and was grateful to the Agency for referring him to the new flat in a well-kept building, which he, his wife and two small children 'like very much'."

NOTE: Mrs. P. was allowed a moving claim of \$97.00 but \$36.67 was withheld for rent owed. His monthly income is \$800.00. Prior to April 1 his income was \$400.00 a month and he had a priority through Agency referral for Section 23 public housing.

21. Mrs. --- L. was referred to the Relocation Appeals Board by an Agency staff member. Following is the report from the Board member who made the investigation:

"In compliance with the promise made of April 18, 1968 to Mrs. L., I interviewed her at her home on April 22.

"Subsequently on April 24 I attended a conference on the case with A-2 project manager and the five staff members who were concerned with the matter. These were the supervisor of residence and business services, the social services representative, the acting supervisor of residents services, the property manager and the community services representative.

"Her formal complaint, addressed to 'Whom It May Concern' and dated January 10, 1968 was prepared for her by the supervisor of social services in the A-2 office.

"The main thrust of Mrs. L.'s complaint is that the Agency, after acquiring the property at --- O. Street, did not get around to inspecting the property for rental appraisal until December 29. The consequence was that she was told she owed \$100 per month for October, November and December, whereas the rental appraiser fixed the new rent at \$85.00 per month as of January 1. She also thought that she should have returned to her \$52.00 rent which she paid the former landlord.

"The Agency staff says the landlord exhibited records to prove the \$52.00 was back rent owed.

"Mrs. L. paid no rent for October, November and December. She told me: 'I waited for the man to come around and when Christmas came, I splurged.' She has five children.

"She said she had been billed for \$300.00. However, the Agency staff states she owes only \$250.00 as of April 1.

"I asked the Agency staff why it took three months before the rent appraisal was made. The immediate reply was that the staff was overloaded; also that several calls were made and notes left asking that the Agency be called. One complicating factor was that the Agency was unaware that Mrs. L. was the tenant. The staff was looking for the tenants of record, who were Mr. and Mrs. Y., Mrs. L.'s parents. It seems they traded homes just before the property was acquired by the Agency.

"Mrs. L. is very anxious to be relocated to a place more suitable to the size of her family. She is not, however, eligible to some of the benefits provided for relocation because she has once before been relocated from A-2, specifically from --- S. Street to --- B. Street, now occupied by her parents. She was paid \$178.00 for moving expenses according to Agency records. This was July 19, 1967.

"However, the Agency staff said she could have been provided with a \$500.00 relocation adjustment payment if she had registered for public housing and then accepted housing at --- W. Street, which the Agency found for her. The staff said she told them she was 'delighted' with the W. Street house.

"But, Mrs. L. considers public housing with horror. She so expressed herself to me in my interview with her. She refused to register for it. Unconvinced that her chance of getting public housing was slim, she turned down the W. Street offer.

"As I see it, there is little that the Relocation Appeals Board can do about this. Certainly we cannot order a \$15.00 refund or credit for the 1967 months of October, November and December. Since I talked with Mrs. L., the rent has been reduced to \$75.00 a month as of April 1.

"We can, however, protest what I consider an injustice.

"My reasoning is that no matter how long it took the Agency to get around to appraising the rental value, the fact that it was reduced to \$85.00 and then to \$75.00 indicates that the Agency confesses that the previously stated rent was too high - in this case by \$25.00 a month. In other words, the regulation forbidding retroactive rent reduction is unfair and contrary to the public interest. I urge the Board to recommend a revision of this regulation.

"If I am given the opportunity, I shall move that the Board convey this opinion to such officials of the United States, the State of California and the San Francisco Redevelopment Agency who may be responsible for the regulation forbidding retroactive rent reduction. Also, that a copy be sent to the Honorable Joseph Alioto, Mayor of San Francisco."

NOTE: Urban Renewal Manual, Policies and Requirements for Local Public Agencies, Section 15, Property Management, Chapter 2, Leases and Rents, Page 1, dated May 3, 1965. Tenant Occupied Property. "Rent for property occupied by a tenant of the former owner may be continued at the previous rate only if the LPA concludes that the rate is reasonable, taking into consideration the condition of the property and conditions prevailing in the area. Adjustments of the rental rate may be made at any time, but shall not be made retroactively."

FINDINGS

Need for Staff Assistance

It has been impossible for Board members with full time jobs to give the necessary time to this important assignment. The voluntary investigations required such an amount of time that it demonstrated the need for full-time staff. The work is complicated by the fact that few of the relocatees have phones and appointments cannot be made in advance. As a result it is sometimes necessary to make five or more calls before finding the head of the household at home.

The experience further demonstrates that in order to achieve the status it requires to be more effective, the Relocation Appeals Board might be directly responsible to the Mayor. This was recognized from the beginning by both the Advisory Committee and the Redevelopment Agency and recommended in letters to former Mayor Shelley in October 1967 and to Mayor-elect Alioto in November.

RELOCATION ADJUSTMENT PAYMENT

The Board finds that the Relocation Adjustment payment authorized by the Housing and Urban Development Agency is costly and cumbersome to administer and, more important, is inequitable. Eligibility requirements at present are as follows:

1. Individual must be 62 or over
2. Displacement must have occurred on or after January 27, 1964
3. Total annual income as defined below under "Definition of income" must be less than five times the approved average gross annual rental for standard unit of adequate size.
4. Must be unable to secure unit in low rent public housing
5. After displacement must be residing in decent, safe, etc. which meets Relocation standards.

The requirements work a hardship on the resident who must go in person to the Housing Authority to apply for public housing. Considerable staff time is spent in persuading the resident to make application for public housing in order to be eligible for the relocation adjustment payments. Often the resident refuses and in addition to the time factor he may have personal reasons for not wishing to apply. The reasons can be many. For example, the Redevelopment Agency does not verify the income and this is a requirement for public housing. Often there is a discrepancy between the earnings as reported to the Redevelopment staff and the actual income. He or she may owe back rent to the Housing Authority or they may not have a marriage certificate which is a requirement for public housing. Although the payment is not considered a rent subsidy the amount is based on the annual rentals for standard units and this is misleading to the resident.

CONCLUSIONS

While the informal hearings conducted by the Board, including the sample of follow-up calls on relocatees are far too limited to be conclusive, evidence to date points to the following:

1. Residents of the Irwin Hotel should have been given a full 90-days notice.
2. The Agency was too lenient in allowing the manager and residents of the property on O---- Street in Western Addition A-2 to remain in view of the hazardous condition of the building.

3. Charges that there have been complaints from dissatisfied relocatees that the Agency is "covering up" appear to be unfounded.
4. It was discovered that the Agency counseling service for relocatees often benefited the people. While involuntary moving is a traumatic experience, especially for the poor, members of minority groups and the aging, the Redevelopment Agency staff appears to be sensitive to the needs of families and individuals and attempts to ease the hardships by listening to their problems and providing services. For example, out of 1800 cases in the workload, some 300, through the assistance of the Agency staff, have received increased benefits (welfare, social security, veteran's benefits, etc.). In addition many have benefited from referrals to health agencies and social service agencies.
5. The Redevelopment Agency is often hampered by "red tape" because of Federal regulations.
6. The basic problem begins when the City fathers designate an area to be "blighted" but that the hostility is later directed towards the Redevelopment Agency rather than the City officials.
7. Board members found that despite the hostility expressed by certain groups and individuals in redevelopment areas, the Board's interviews with residents indicated little antagonism towards the Redevelopment Agency.

Appendix E - Map Showing Where A-2 Residents Have Moved.

RECOMMENDATIONS

1. A minimum of 90 days notice in writing should be given by any public agencies engaged in activities that result in displacement of families and individuals.
2. The Redevelopment Agency should force residents to vacate if the property is so hazardous as to endanger life.
3. The Relocation Adjustment Payment (Department of Housing and Urban Development, Local Public Agency letter 321) is inequitable and difficult to administer. A flat amount should be paid to all relocatees based on size of family.
4. The Federal regulation forbidding the Agency to make rental adjustments retroactive should be revised.
5. The persons displaced by public action other than redevelopment should also have relocation services, assistance and right of appeal.
6. Since relocation usually affects the people with the least resources to cope with the problem, there is an urgent need for a greater sensitivity to the problems and for strong community understanding and support to ease the hardships.
7. Since our city must know what the effect of wholesale displacement is on families and individuals it would seem a wise investment to have a study conducted by a competent group in order to ascertain the impact

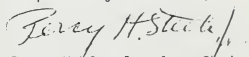
of relocation on the people concerned. Such a study might well document needed changes in procedures and legislation.

8. The Appeals Board has found that their listening to individuals has provided much help and has assisted the Relocation Appeals Board members to better understand the need for more flexibility in procedures.
9. It would be helpful to have a simple brochure on the role of the Relocation Appeals Board for distribution to individuals and agencies.
10. As new ground is broken in urban renewal areas, city, state and federal agencies should give the highest priority to assisting the non-profit sponsors to build low and moderate priced housing with a minimum of delay and "red tape".
11. Citizens should be slow to give credence to any brochure which is not signed by an identifiable group.
12. Last, but most important, organizations, groups and individuals should devote more attention to finding new ways to provide low and moderate priced housing.

The Relocation Appeals Board approached its assignment impartially although undoubtedly with some of the reservations about the Redevelopment Agency's program that are shared by some in the community. Notwithstanding, the Board, in its limited experience to date, finds no basis for the charges of alleged "inhumane treatment" by the Agency. It is significant to note that the Relocation Appeals Board's invitations to individuals and groups making charges to document the complaints and submit them to the Board were ignored.

Hopefully, under the dynamic leadership of Mayor Alioto and the Board of Supervisors, much of the energy that has gone into criticism can now be channeled into finding new ways to increase the supply of low and moderate priced housing.

Respectfully submitted,

A handwritten signature in cursive script, reading "Percy H. Steele, Jr.", written in dark ink.

Percy H. Steele, Jr., Chairman

RELOCATION APPEALS PROCEDURE

San Francisco Redevelopment Agency

A. COMPLAINT

A complaint may be made by a resident of an urban renewal area in connection with such resident's grievance against the Agency concerning the relocation of such resident. The complaint shall be filed by personal delivery or by mailing to the Agency site office serving the area where the complainant resides. In the event that a complainant is unable on some reasonable grounds to deliver or mail the complaint, a staff member of the Agency's Residential and Businesses Services Division, upon request, may call at the complainant's residence to receive and accept the complaint or may arrange an office appointment for same.

The complaint shall be handwritten or typed, and shall state the full name and home address of the resident, the grievance, the dates involved in the grievance, and be signed by the resident. The complaint shall be informal, and complete as possible. If the complainant desires, a representative of his own choice or an Agency employee may prepare the complaint for the complainant's signature, and such representative or employee shall note on the complaint that such assistance is rendered. Receipt of such complaint shall be mailed immediately to the complainant by the Agency. The original complaint shall be delivered to the Board immediately and a copy shall be made and kept by the Agency.

B. RESPONSE TO COMPLAINT

Upon receipt of a filed complaint, an Agency staff member shall be assigned immediately to make a report to the Appeals Board within 15 days. A reasonable additional period may be granted by the Board if necessary in order to complete the report. The Board may determine to attempt to resolve the case by conference, conciliation, persuasion or other indicated means. Following its investigation and any attempts to resolve the complaint if the complainant is dissatisfied and still desires a hearing, the Board shall fix a hearing date. The date fixed for the hearing shall be not less than 10 days nor more than 15 days from the date of the notice thereof. The hearing shall be informal and the complainant shall be entitled to bring counsel, witnesses, and documentation. If a case is discontinued for any reason, the continued hearing shall be before the same members who participated at the previous hearing unless the complainant agrees otherwise. The Board's decision on the claim will be based on the complaint and any related evidence.

DECISION BY BOARD

If the Board determines there is insufficient or inadequate basis for the complaint, the complaint shall be dismissed and the complainant shall be notified of this action by certified mail. Such notice shall also report the reasons why the Board has determined that the selected relocation housing is sufficient.

If the Board determines that the complaint is well-founded and that the selected relocation housing is insufficient, the complainant shall be notified of this action by certified mail and such notice shall also report the reasons why the Board has determined that the selected relocation housing is insufficient. A copy of either of said notices and reports shall be delivered to the Agency.

D. RESPONSE OF AGENCY

1. Acceptance:

The Board shall render its report to the Agency not later than the next business day after its decision. Upon receipt of a Board report, in favor of the complainant, the Agency will, to the maximum extent permitted by law and Federal regulation, comply with the recommendations of the Board's report to the relocation of such complainant.

2. Rejection:

In the event that the Agency fails for any reason to comply with the Board's report for the relocation of such complainant, the Agency, prior to taking any action in opposition to the Board's recommendation, will render a written report on such matters to the Board of Supervisors of the City and County of San Francisco with copies thereof mailed to the Appeals Board and to the complainant, which report shall set forth the reasons why the Agency has not accepted the Board's recommendations.

E. RECORD OF PROCEEDINGS

Records of all said proceedings shall be made and shall be available to the Agency until final disposition of the complaint, and shall then be kept by the Agency.

LIST OF ORIGINAL MEMBERSHIP

RELOCATION APPEALS BOARD

Percy H. Steele, Jr., Chairman, Executive Director,
Bay Area Urban League

Bernard Thompson, Member of City EOC Council and Western
Addition Area Board

Morris Watson, former editor of "The Dispatcher," ILWU

Mrs. Osceola Washington, Executive Director, Bayview-Hunters
Point Non-Profit Community Development
Fund

Father Eugene J. Boyle, Chairman of the Archdiocesan Social
Justice Commission

Captain Stanley F. Davey, Director, Salvation Army Harbor Light
and James Hotel for Men

Wesley Huss, Community Relations Secretary, American Friends
Service Committee, Northern California Regional Office

JEROME E. CARLIN
COORDINATOR
HARVEY M. FREED
DEPUTY COORDINATOR

SAN FRANCISCO
NEIGHBORHOOD LEGAL ASSISTANCE FOUNDATION
MAIN OFFICE
1095 MARKET STREET—SUITE 312
SAN FRANCISCO, CALIFORNIA 94103
TELEPHONE 628-3811
(AREA CODE 415)

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
1967 SEP 29 AM 10:01
BY 7

September 28, 1967

The Board of Supervisors of
the City and County of San Francisco
City Hall, Civic Center
San Francisco, California

Gentlemen:

I have been contacted by Mr. Joseph Aurrecoechea, aged seventy-three, who was born here in San Francisco in 1894 and has lived in the city for the major part of his life. Mr. Aurrecoechea lives primarily on income from Social Security, and from 1962 until August 31 of this year was a resident of the Irwin Hotel at Fourth and Mission.

Mr. Aurrecoechea did not choose to leave the Irwin Hotel. Rather, he was forced to leave because the hotel is in the Yerba Buena Redevelopment Area, and has been scheduled by the Redevelopment Agency for demolition. It is ^{this} process of urban renewal, as it has affected Mr. Aurrecoechea, which moves me to write this letter.

The Irwin was almost exclusively a residence hotel, as such having been the home primarily of elderly people, some residents having lived there for thirty or forty years consecutively. Mr. Aurrecoechea describes the Irwin as having been exceptionally clean and the management thereof extremely vigilant in keeping out morally undesirable tenants. Only a handful of its one hundred fifty-nine rooms were available to transient occupants.

On July 31 Mr. Aurrecoechea and other residents of the Irwin received a letter from a Mr. Earl Dombross, who is co-ordinator of something which the Redevelopment Agency calls a "New Start Center", informing them that in exactly one month the Agency would close the Irwin to further occupancy. Soon thereafter, the Agency posted a list of approved relocation hotels in the lobby of the Irwin and began to circulate Agency personnel in the hotel to offer relocation assistance to the occupants.

The Board of Supervisors of
the City and County of San Francisco
September 28, 1967
page two

The first Agency employee to approach Mr. Aurrecoechea was apparently quite rude, and he refused to cooperate. However, the second visitor from the Agency was a very pleasant woman, and they spent part of one day together looking at possible hotels. Of the four they looked at, two had no vacancies nor expectation of any, and the other two -- both in North Beach -- had vacancies, but required Mr. Aurrecoechea to negotiate steep stairways, which he felt he could not do.

Finally, the eviction deadline approaching, Mr. Aurrecoechea moved down one street to the Imperial Hotel. The Imperial is not as nice as the Irwin, and it, too, is in Yerba Buena and hence slated for demolition. Mr. Aurrecoechea's sojourn at the Imperial Hotel is, then, temporary. He is now anticipating moving out of the city of his birth altogether, and chose to stay on in the Yerba Buena area until that time in order to remain near St. Patrick's Catholic Church, where he has attended services for many years.

The relocation adjustment payment made by the Agency to Mr. Aurrecoechea and other Irwin residents was the grand sum of five dollars.

Yesterday the situation at the Irwin received public attention when the Federal Housing officials chastised the Agency for violating the ninety-day eviction notice provisions in the federal regulations. The article in the Chronicle also noted that the Agency has been unable to condemn property contiguous to the Irwin and that, in view of such delay, the Agency's haste in clearing out the Irwin was difficult to understand.

More specifically, the 815 Mission Corp. obtained a judgment in Superior Court (#570754) dismissing the Agency's condemnation action against it on grounds that this Board had, by prior ordinance, dedicated the property in question to future public use for city parking, there being consequently no proper redevelopment use possible.

The judgment is being appealed by the Agency, which with present appeal caseload will mean that no decision will be made for perhaps another year and a half.

The Board of Supervisors of
the City and County of San Francisco
September 28, 1967
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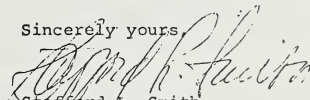
It seems clear, then, that the Redevelopment Agency has evacuated the Irwin Hotel in a brutally hurried manner and in response, apparently, to no emergency need whatsoever -- an anomaly which cries out for thorough investigation.

We see also that the Agency made an attempt at relocating Mr. Aurrecoechea, which attempt, however well-intentioned, did in fact fail to provide Mr. Aurrecoechea with satisfactory relocation housing. I would point out to you, in passing, that Mr. Aurrecoechea was paying forty-eight dollars a month rent at the Irwin and as such is a man of relative affluence in the Yerba Buena area. If the Agency cannot relocate this man at his rent-paying ability at the outset of the renewal effort, what can it expect to do for any of the hundreds of persons who can afford to pay less than thirty dollars a month who will be relocated after the renewal project is in full swing?

More importantly, however, the point of this letter -- and I apologize for its length -- is to try to focus your attention on the fact that the injustices of urban renewal are, finally, burdens which are suffered by flesh-and-blood human beings. One of the great misfortunes of our times is that, too often, the planners have us talking about people as if they were merely numbers in some great Master Plan. And the victims of this dehumanizing process are, as always, those who are least likely to be able to effectively combat its encroachments.

I would therefore urge the Board to undertake a critical investigation of the particular circumstances of the Redevelopment Agency's brutal and heavy-handed treatment of residents of the Irwin Hotel and, more generally, a thorough investigation of the Agency's total relocation effort throughout the city.

Sincerely yours



Stafford L. Smith
Attorney at Law

SLS/emb

In Anderson
 ice of the Mayor
 Dante R. Andreotti
 Francisco Police Dept.
 v. George Bedford, President
 glist Ministers Union
 nald H. Born, Director
 pt. of Social Services
 ther Eugene Boyle, Chairman
 chroccan Social Justice Commission
 s, Elizabeth Burt
 ifornia State Employment Service
 s, Richard Cahn
 n Francisco, Calif.
 es R. Calloway
 ipino Prof. & Businessmen's Assoc.
 Edward Carpenter, Director
 n Francisco Council for Social Planning
 aswell Carrie
 William Cobb, Asst. Superintendent
 n Francisco Unified School District
 ph L. Colfman
 JR
 k Coyne
 pt. of Public Health
 David Crystal, Director
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 as J. Kane, Director
 Francisco Housing Authority
 eika Kuriwaga
 Francisco, Calif.
 Ralph Lane
 versity of San Francisco
 ur Latham, President
 ICP
 iard Loughlin, Vice President
 Francisco Real Estate Board
 elyn Lyons
 Francisco, Calif.
 is Kathleen McIllicuddy
 Francisco Unified School District
 i S. Marent
 i Marent Foundation
 i More Marous, Executive Director
 Francisco Association for Mental Health
 i May
 i Francisco Foundation
 i Moriguchi
 i nese American Citizens League
 i signor Timothy E. D'Brien
 i nolic Charities
 i chidices of San Francisco
 i, Charles B. Porter
 i Francisco, Calif.
 i Eric Robinson
 i Francisco Housing Authority
 iard B. Rogers, Director
 i City Service Agency of San Francisco
 i ne Rosenberg
 i rican Jewish Congress
 i am Scanlon, Exec. Vice President
 i on Street Merchants Assoc.
 i Steele, Jr., Exec. Director
 i Area Urban League, Inc.
 i rt Stevens
 i ter Mission Citizens Council
 i M. Stubblebine
 i. of Public Health
 iard Thompson
 i omic Opportunity Council
 i William Turner, President
 i erial Alliance
 i sceola Washington, Exec. Director
 i ew Hunters Point Non-Profit
 i Development Corp.
 i s Watson
 i Francisco, Calif.
 i Ruth Williams, Chairman
 i ers Point/Bayview Planning Board
 i K. Yip, Realtor
 i Francisco, Calif.
 i Young
 i Francisco Council of Churches

Stuart Loomis, Chairman
 San Francisco State College

Advisory Committee On Community Services for the San Francisco Redevelopment Agency

October 20, 1967

To the Editor:

As Chairman of the Advisory Committee on Community Services to the San Francisco Redevelopment Agency, I was concerned by the front page story in the Chronicle September 28, 1967 regarding the Redevelopment Agency's alleged inhumane treatment of residents of the Irwin Hotel. The Advisory Committee on Community Services, established early in 1964, brings together some 50 citizens with various points of view on urban renewal and social services needed by the residents in neighborhoods subject to redevelopment. When I learned that no complaints from the Irwin Hotel had been filed with the Relocation Appeals Board, yet a complaint reportedly had been registered with the Legal Assistance Foundation, I immediately called at the San Francisco Redevelopment Agency to ascertain the facts. I am informed that the specific resident mentioned in your article did not seek the aid of the Legal Assistance Foundation. Instead, a man whom he describes as a "federal attorney" sought out the resident. The resident was upset by the subsequent publicity and stated that he had been treated well by the Redevelopment Agency. He said he knew about the Relocation Appeals Board, but had no desire to file a complaint.

Let me emphasize that as Chairman of the Advisory Committee I am not a spokesman for the Redevelopment Agency. Actually, it was because of my concern for residents who would be displaced that I hailed the establishment of the Relocation Appeals Board, the first of its kind in the country, as a major step forward in safeguarding individual rights. I am proud of the members who were nominated for appointment to the Appeals Board by my Committee. They are persons of integrity who inspire confidence in the community; none of whom can be labeled as biased in favor of the Redevelopment Agency.

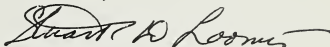
While I am a frequent critic of the San Francisco Redevelopment Agency, I have a strong conviction that as the movement to stop redevelopment in the Western Addition gains momentum, it becomes increasingly apparent how important it is to have all the facts. For example, the Legal Assistance Foundation, in a letter to the Board of Supervisors signed by Stafford L. Smith, states the relocation adjustment payment made to residents of the Irwin Hotel amounted to \$5.00. This is not correct. Actually, moving expenses are based on need and when a resident occupies a furnished room and moves to another he is only eligible under federal regulation



for \$5.00. Payments to residents of the Irwin Hotel for moving expenses ranged from \$5.00 to \$123.75 because some residents owned furniture, which involved transportation costs. In addition, relocation adjustment payments can be made up to \$500.00 if the resident qualifies under the eligibility requirements established by the Federal Government. Seven residents of the Irwin Hotel qualified for relocation adjustment payments of \$500.00 and one for \$250.00.

I thought you would be interested in the above facts.

Sincerely,

A handwritten signature in dark ink, appearing to read "Stuart D. Loomis". The signature is fluid and cursive, with a large initial "S" and a long, sweeping underline.

Stuart Loomis, Chairman
Advisory Committee on Community Services

SAN FRANCISCO REDEVELOPMENT AGENCY

WESTERN ADDITION SITE OFFICE
1675 EDDY STREET · SAN FRANCISCO, CALIFORNIA 94115



JOHN F. SHELLEY, Mayor

WALTER F. KAPLAN, *Chairman*
VICTOR K. ATKINS, *Vice Chairman*
LAWRENCE R. PALACIOS
FRANCIS J. SOLVIN
DR. C. JOSEPH WELLINGTON

922-5050

Dear A-2 Owner, Occupant or Businessman:

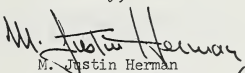
The Redevelopment Agency desires to encourage residents of A-2 to participate in the development of the area. Therefore, it has adopted a policy giving preference to residents, property owners, and businessmen in the renting of apartments or business places in renewed properties, and in the purchase of property.

If you can give evidence that you have been an owner or occupant of property in A-2 at any time between October 14, 1964, and July 25, 1967, you are eligible to hold a preference. Please read the attached "PREFERENCE" fact sheet. Then, if you wish to receive a CERTIFICATE OF PREFERENCE and also receive notices when apartments or commercial spaces are available for rent or lease, or when properties are to be sold, fill out and return the attached STATEMENT OF INTEREST form.

Then, upon demonstration of your eligibility for a preference, the Agency will issue to you a CERTIFICATE OF PREFERENCE.

If you have any questions about preferences and how to use them, please telephone or visit the Western Addition Area A-2 Site Office.

Sincerely,


M. Justin Herman
Executive Director

REHOUSING OF RESIDENTS OF WESTERN ADDITION AREA 2

Households permanently rehoused or removed from the relocation workload:

Standard private housing (including 62 purchasers of homes)	338
Self-relocated into sub-standard private housing*	25
Housing units not yet inspected	22
Public Housing project units	54
Section 23 leased housing units	<u>60</u>
Subtotal rehoused in San Francisco	499
Single individuals deceased	10
Rental and sales housing outside the City	<u>77</u>
Total.....	586

*These households have refused assistance
in finding standard housing.

Households temporarily rehoused:

Temporarily on-sited within A-2 at Agency expense into improved Agency-owned housing	60
Self-relocated in private units inside project boundaries	34
Self-relocated without forwarding address, attempting to contact	75
Other: Living at temporary addresses, hospitals and institutions	<u>31</u>
Total.....	200

The attached Appendix E shows the geographic distribution of the 499 households permanently rehoused within San Francisco.

SAN FRANCISCO REDEVELOPMENT AGENCY
March 29, 1968

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THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION
PUBLISHED WEEKLY
CHICAGO, ILL., MAY 1, 1919

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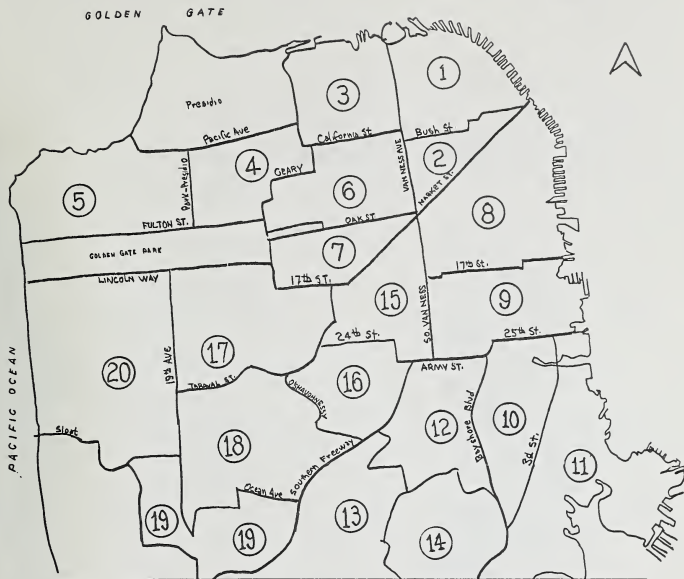
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REHOUSING OF RESIDENTS OF WESTERN ADDITION AREA 2

Districts (Grouped Census Tracts)	Families		Individuals		Total Households	Tracts in District
	White	Non-White	White	Non-White		
1 Nob Hill-North Beach	4	4	3	2	13	16
2 Downtown	2	3	14	19	38	7
3 Marina-Pacific Heights	0	2	6	1	9	9
4 Inner Richmond	6	8	3	3	20	7
5 Outer Richmond	1	4	1	4	10	8
6 Western Addition	12	91	16	91	210	13
7 Buena Vista	1	27	11	35	74	6
8 South of Market	1	2	3	4	10	6
9 Potrero	5	8	1	7	21	3
10 Silver Terrace	0	4	0	1	5	1
11 Hunters Point-Bayview	0	7	0	4	11	2
12 Bernal-Portola	3	4	0	2	9	6
13 Outer Mission	2	1	0	0	3	4
14 Sunnydale-Visitation Valley	0	8	0	0	8	2
15 Inner Mission (North)	4	8	6	4	22	11
16 Inner Mission (South)- Diamond Heights	0	0	1	0	1	4
17 Twin Peaks-Sunset Heights	0	0	5	1	6	4
18 West of Twin Peaks	0	3	1	0	4	5
19 Park Merced-Ingleside	0	16	1	4	21	4
20 Sunset-Parkside	1	1	2	0	4	6
Total in San Francisco	42	201	74	182	499	
Moved out of the City	18	24	18	17	77	
TOTALS	60	225	92	199	576	

Advisory Committee On Community Services

Stuart Loomis, Chairman

San Francisco State College

John Anderson
Office of the Mayor
Rev. George Bedford, President
Baptist Ministers Union
Ronald H. Bern, Director
Dept. of Social Services
Father Eugene Boyle, Chairman
Archdiocesan Social Justice Commission
Mrs. Elizabeth Burt
California State Employment Service
James R. Calloway
Filipino Prof. & Businessmen's Assoc.
Roosevelt Carrie
NAACP
Dr. William Cobb, Asst. Superintendent
San Francisco Unified School District
Ralph L. Coffman
SPUR
Jack Coyne
Dept. of Public Health
Dr. David Crystal, Director
Jewish Family Service Agency
Captain Stanley F. Davey
Salvation Army
Mrs. John M. Douglas
Social Services Commission
Rev. John Duffy
San Francisco Council of Churches
Miss Eunice Elton
California State Employment Service
Pastor Ross Hidy
St. Marks Lutheran Church
Victor Kinojos, President
Community Services Organization
Wesley Huss
American Friends Service Committee
John Jacobs
SPUR
Eneas J. Kane, Director
San Francisco Housing Authority
Mrs. Teiko Kuroiwa
San Francisco, Calif.
Dr. Ralph Lane
University of San Francisco
Arthur Latham, President
NAACP

Richard Loughlin, Vice President
San Francisco Real Estate Board
Franklyn Lyons
San Francisco, Calif.
Miss Kathleen McGillicuddy
San Francisco Unified School District
Alan S. Maremont
Kate Maremont Foundation
J. Gilmore Marquis, Executive Director
San Francisco Association for Mental Health
John May
San Francisco Foundation
Ed Moriguchi
Japanese American Citizens League
Monsignor Timothy E. O'Brien
Catholic Charities
— Archdiocese of San Francisco
Mrs. Charles B. Porter
San Francisco, Calif.
Miss Effie Robinson
San Francisco Housing Authority
Richard B. Rogers, Director
Family Service Agency of San Francisco
Eugene Rosenberg
American Jewish Congress
Percy Steele, Jr., Exec. Director
Bay Area Urban League, Inc.
Robert Stevens
Greater Mission Citizens Council
Dr. J. M. Stubblebine
Dept. of Public Health
Bernard Thompson
Economic Opportunity Council
Rev. William Turner, President
Ministerial Alliance
Community Development Corp.
Morris Watson
San Francisco, Calif.
Mrs. Ruth Williams, Chairman
Hunters Point/Bayview Planning Board
Frank Yip, Realtor
San Francisco, Calif.
Ben Young
San Francisco Council of Churches

